

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, February 11, 2010 at 12:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Appeals**

- V-09-162**      Appeal of **Lee Ann Jones** of a decision of an administrative officer of the Bureau of Buildings for the issuance of a building permit. The property is located at **1141 Lanier Boulevard, N.E.**, with no street frontage. The property, having 99.99 feet of lot width in the front and 100 feet of lot width in the rear begins approximately 198 feet east of the southernmost point of 1137 Lanier Boulevard. Zoned R-4 (Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lanier Enclave, LLC.**  
**Council District 6, NPU-F**

**New Cases**

- V-09-215**      Application of **Brad Heppner** for a variance to reduce the east side yard setback from 10 ft (required) to 5 ft to allow for an addition to an existing single family house. Property is located at **344 Whitmore Drive., N.W.**, fronting 60 feet on the south side of Whitmore Drive and beginning approximately 175 feet west of the southwest intersection of Whitmore Drive and Dellwood Drive. Zoned R-3 (Residential) District. Land Lot 145 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Linda Allen**  
**Council District 8, NPU-C**
- V-09-222**      Application of **Jessica Hill/Thirty One Ten Roswell Road, LLC.** for special exception to reduce the required on site parking from 231 spaces to 144 parking spaces to allow for the expansion and improvements to a mixed use development.. Property is located at **3084, 3110 and 3116 Roswell Road, N.W.**, fronting 543.4 feet on the west side of Roswell Road and beginning at the southwest intersection of Roswell Road and Irby Avenue. Zoned C-3/MRC-3-C/SPI-9 (for commercial purposes) District. Land Lot 99 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: 3110 Roswell Road, LLC., Rohrig Investments, L.P., and 3116-3136 Roswell Road, LLC.**  
**Council District 8, NPU-B**
- V-09-223**      Application of **Nancy B. Cooley** for special exception to allow for an addition to an existing non-conforming duplex. Property is located at **656 Cresthill Avenue, N.E.** fronting 53 feet on the north of Cresthill Avenue and beginning approximately 155 feet east of the southeast intersection of Cresthill Avenue and Monroe Drive. Zoned R-4 (Residential) District. Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Nancy B. Cooley**  
**Council District 5, NPU-F**
- V-09-224**      Application of **Thomas Courts** for a variance to reduce the north side yard setback from 7 ft (required) to 2.5 ft. to allow for the construction of a partial second story addition to an existing single family dwelling. Property is located at

**3293 West Shadowlawn Avenue, N.E.**, fronting 60 feet on the east side of West Shadowlawn Avenue and beginning approximately 455.5 feet south of the southeast intersection of West Shadowlawn Avenue and Mathieson Drive. Zoned R-4 (Residential) District. Land Lot 62 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Brad Courts**  
**Council District 7, NPU-B**

**V-09-225** Application of **David Ogram** for a variance to reduce the north side yard setback from 10 ft (required) to 5.8 ft to allow for a side entry porch enclosure and attic finish. Property is located at **2482 Dellwood Drive, N.W.**, fronting 60 feet on the west side of Dellwood Drive and beginning approximately 273 feet south of the southwest intersection of Dellwood Drive and Manor Ridge Drive. Zoned R-3 (Residential) District. Land Lot 144 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Adrian and Eve Cronje**  
**Council District 8, NPU-C**

**V-09-226** Application of **Dan Campbell** for a variance to reduce the half depth front yard setback from 17.5 feet (required) 15 ft. to allow for a one story addition to an existing dwelling. Property is located at **792 Virginia Circle, N.E.**, fronting 50 feet on the north side of Virginia Circle and beginning at the northwest intersection of Virginia Circle and Arcadia Street. Zoned R-4/BeltLine Overlay (Residential) District. Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Maurice Scheidler**  
**Council District 6, NPU-F**

**V-09-228** Application of **Vanessa Alewine** for a variance to reduce the south side yard setback from 10 ft (required) to 6.1 ft. to increase the height of a non-conforming flood damaged single family dwelling. Property is located at **2464 Hanover West Court (aka 4 Hanover West Court), N.W.**, fronting 113.7 feet on the west side of Hanover West Court and beginning approximately 139.8 feet south of the southwest intersection of Hanover West Court and Hanover West Drive. Zoned R-3(Residential) District. Land Lot 195 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Saleem and Lisa Malik**  
**Council District 9, NPU-C**

**V-10-006** Application of **Earl Jackson** for a variance to reduce the front yard setback from 50 ft (required) to 49 ft. to increase the height of a non-conforming flood damaged single family dwelling. Property is located at **1370 Hanover West Drive, N.W.**, fronting 130 feet on the south side of Hanover West Drive and beginning approximately 340 feet northwest of the north intersection of Hanover West Drive and Hanover West Court. Zoned R-3(Residential) District. Land Lot 195 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Richard North**  
**Council District 9, NPU-C**

### **Deferred Cases**

**V-09-71** Application of **William L. Stephenson** for a variance to reduce the transitional east side yard setback from 20 ft to 15 ft (credit for half alley width), and reduce the rear yard setback from 15 ft to 10 ft.-10 in. to erect a new multi-family

building. A special exception is also being requested to increase the maximum on-site parking from 12 spaces to 22 spaces. Property is located at **674-680 Drewry Street, N.E.**, fronting 100 feet on the north side of Drewry Street, and beginning 110 feet from the northwest intersection of Drewry Street and Ponce De Leon Place. Zoned MR-3-C (for multi-family purposes) and Beltline Overlay District. Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Seven Houses, LLC**

**Council District 6, NPU-F**

**V-09-139**

Application of **Jason Zapata** for a special exception from zoning regulations to allow a parking bay in the required front yard setback where otherwise prohibited. The applicant also seeks a variance to increase the maximum lot coverage from 50% to 62% to allow for a parking bay. Property is located at **981 North Avenue, N.E.**, fronting 55 feet on the south side of North Avenue and beginning approximately 215 feet west of the southwest intersection of North Avenue and Ralph McGill Boulevard. Zoned R-4 (Residential) District. Land Lot 15 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Travis Riney**

**Council District 2, NPU-N**

**V-09-189**

Application of **Stan Pennington** for a special exception to erect a 6.8 feet privacy fence along the rear and side property lines where otherwise prohibited. Property is located at **1600 Johnson Road, N.E.**, fronting 90 feet on the north side of Johnson Road and beginning at the northeast intersection of Johnson Road and Beech Valley Road. Zoned R-4 (residential) District. Land Lot 3 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Erin Pennington**

**Council District 6, NPU-F**

**V-09-197**

Application of **David Ogram** for a special exception from zoning regulations to allow active recreation (sport court) in a yard adjacent to a street. Property is located at **1919 River Forest Road, N.W.**, fronting 255 feet on the north side of River Forest Road and beginning approximately 857.5 feet southeast of the southeast intersection of River Forest Road and Paces Ferry Road. Zoned R-1 (Residential) District. Land Lot 44 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Kevin and Janeen Cunningham**

**Council District 8, NPU-A**